

13872

PIONEER NATIONAL BANK - FRANKLIN

a corporation duly established under the laws of the Commonwealth of Massachusetts
and having its usual place of business at Greenfield, Franklin

County, Massachusetts

for consideration paid, and in full consideration of FIFTY-TWO THOUSAND DOLLARS (\$52,000.00)

grants to ROBERTS DEVELOPERS, INC., a corporation duly established under the laws
of the Commonwealth of Massachusetts and having its usual place of business
at 40 Main St., Amherst, Hampshire County, with quitclaim covenants
Massachusetts
the land in Amherst, Hampshire County, Massachusetts, bounded and
described as follows:

(Description and encumbrances, if any)

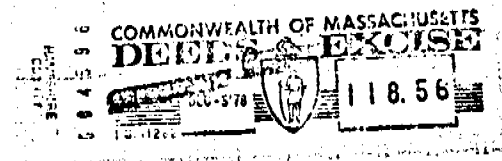
TRACT I: The land, with the buildings thereon, in said Amherst,
designated as Lot No. 2 on plan of Fearing Extension, recorded in
Hampshire County Registry of Deeds, Plan Book 3, Page 95, together with
a right of way three (3) rods wide and two hundred thirty-five and four
tenths (235.4) feet long on the southerly side of Lot No. 1 on said
plan. EXCEPTING HOWEVER, from the westerly side of said Lot No. 2
herein conveyed, a strip of land ten (10) feet wide and sixty-seven and
two tenths (67.2) feet long, as a right of way and for sewer, gas and
water connections for the benefit of lots numbered 2, 3, and 4 on said
plan.

TRACT II: A certain tract of land situated on the westerly side
of North Pleasant Street, shown as Lot No. 3 on plan entitled, "Estate
of H.D. Fearing, Amherst, Mass.", surveyed in June, 1915, by C.R.
Duncan, recorded in Hampshire County Registry of Deeds, Plan Book 3,
Page 73, more particularly bounded and described as follows: Easterly
by said street, eighty-two and one tenth (82.1) feet; southerly by land
now or formerly of one Powell two hundred thirty-five (235) feet;
westerly by land now or formerly of Dora B. Fearing sixty-seven and two
tenths (67.2) feet; northerly by other land now or formerly of William
H. Davenport et ux, two hundred thirty-four and seven tenths (234.7)
feet; subject to a ten (10) foot wide right of way, for the benefit of
the owners of Lot No. 4 as shown on said plan, across the westerly end
of land conveyed.

BEING THE same premises conveyed to Zeta Nu Fraternity, Inc. by deed
from William H. Davenport et ux dated September 4, 1962 and recorded
with Hampshire County Registry of Deeds in Book 1388, Page 62.

BEING THE same premises conveyed by foreclosure deed from Zeta Nu
Fraternity, Inc. to Pioneer National Bank-Franklin dated November 6, 1978
and recorded with Hampshire County Registry of Deeds, Book 2067, Page 166

SUBJECT TO all outstanding real estate, water and sewer taxes.



SEE
BOOK 2085
PAGE 259

SEE
BOOK 3659
PAGE 259

2070-306

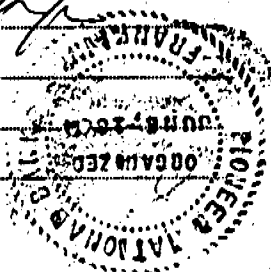
In witness whereof, the said Pioneer National Bank-Franklin
has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and
delivered in its name and behalf by Richard L. Walsh, Jr.

its vice-president hereto duly authorized, this fifth
day of December in the year one thousand nine hundred and seventy-eight
Signed and sealed in presence of

Edward F. Berlin

by

Richard L. Walsh, Jr.



The Commonwealth of Massachusetts

Hampshire

ss.

December 5, 1978

Then personally appeared the above named Richard L. Walsh, Jr., Vice President
as aforesaid
and acknowledged the foregoing instrument to be the free act and deed of the PIONEER NATIONAL BANK-
Franklin

before me



Edward F. Berlin

Edward F. Berlin Notary Public—JANUARY 1981

My commission expires August 7, 1981.

December 5, 1978 at 11 o'clock and 34 min. AM. REC'D, ENT'D & EXAM'D